Wheaton House Apartments

MIHP # M: 31-27

10829 Georgia Avenue Wheaton, Montgomery County, MD

Constructed in 1960

Private access

Wheaton House apartments are an excellent example of an experiment in "vernacular" garden apartment design combined with a modernist aesthetic. The complex consists of three apartment buildings on a small plot of land in Wheaton Maryland. The individual apartments utilize the innovative through-unit design and the building facades follow the tenets of situated modernism, the façade treatment and landscaping of the courtyard update ideals of rustic simplicity long associated with the American residential suburbs. The total lack of applied ornamentation aligns the buildings with the doctrine of the Modern Movement and allows the simplicity of design to reign as the major visual element. Features such as window-walls, wide overhangs, a flat roof (figure 6), sensitive siting of buildings in the landscape allowing natural light to penetrate into all apartments, and a simple open through-unit plan, clearly identify Wheaton House as significant in the course of modern garden apartment history. Wheaton House's remarkable design unity remains unaltered after four decades. This complex was designed by the firm of Cohen, Haft & Associates and built in 1960. Thurman Donovan, a Gaithersburg area landscape architect, designed the courtyard as a "park enclosed by apartments".

Wheaton House clearly illustrates a new trend of suburban growth in the Maryland suburbs of the Nation's Capital. It is significant under Criterion C as an early example of

Modernist low rise, multi-family, residential architecture in the area: its construction marks a turning point in the transformation of the Wheaton District and the Georgia Avenue corridor. Combining the talent and expertise of two key players in the history of the Modern Movement in Maryland, architect Jack Cohen and landscape architect Thurman Donovan, Wheaton House is a particularly successful illustration of the manner in which, during the 1960s, developers, architects, and landscape architects adapted and rejuvenated the tenets of "situated modernism" to the "vernacular" type of the garden apartment. The site strategy, block assembly, and apartment plans of Wheaton House provide a particularly coherent and successful response to its suburban location and to the desire to strike a balance between community and privacy. The façade treatment and landscaping of the courtyard update ideals of rustic simplicity long associated with the American residential suburbs. Wheaton House's remarkable design unity remains unaltered after four decades. As it provided a fresh perspective on garden apartment design, and achieved elegance at a reasonable cost, the project enjoyed more media attention and praise at both the local and national level than any other apartment of its type built in Maryland in the early 1960s. Consequently, it is deserving of designation under exceptional circumstances Criterion G, even though it is less than 50 years old.

The following National Register of Historic Places form was prepared for inventory documentation purposes only; the property has <u>not</u> been nominated to the National Register.

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property		
historic name Wheaton House Apartments		
other names		
2. Location		
street & number 10829 Georgia Avenue		not for publication
city or town Wheaton		vicinity
state Maryland code MD county M	ontgomery code 031	zip code20902-4750
3. State/Federal Agency Certification		
As the designated authority under the National Historic Preservation request for determination of eligibility meets the documentation stan Places and meets the procedural and professional requirements set not meet the National Register criteria. I recommend that this prope See continuation sheet for additional comments). Signature of certifying official/Title State or Federal agency and bureau	dards for registering properties in the N forth in 36 CFR Part 60. In my opinion	lational Register of Historic n, the property ☐ meets ☐ does
In my opinion, the property meets does not meet the National	Register criteria. (See continuation	sheet for additional comments).
Signature of certifying official/Title	Date	
State or Federal agency and bureau		
4. National Park Service Certification		
I hereby, certify that this property is:	Signature of the Keeper	Date of Action

Wheaton House Apartments Name of Property		Montgome County and	ery, Maryland State	MIHP# M: 31-27
5. Classification				
Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resour (Do not include previous	rces within Property listed resources in the	erty he count)
□ private□ public-local□ public-State□ public-Federal	building(s) district site structure object	Contributing 3 1	Noncontributin	buildings sites structures objects Total
Name of related multiple prop (Enter "N/A" if property is not part of N/A		number of contrib listed in the Nation N/A		previously
6. Function or Use				
Historic Functions (Enter categories from instructions) Domestic/multiple dwellin	ng	Current Functions (Enter categories from inst Domestic/multiple		
7. Description				
Architectural Classification (Enter categories from instructions)	1	Materials (Enter categories from ins	tructions)	
Modern Movement		foundation conc walls Brick	rete	
		roof Other: tar	r and gravel	
Narrative Description				

(Describe the historic and current condition of the property on one or more continuation sheets)

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Description Summary:

Wheaton House apartments are an excellent example of an experiment in "vernacular" garden apartment design combined with a modernist aesthetic. The complex consists of three apartment buildings on a small plot of land in Wheaton Maryland. The individual apartments utilize the innovative through-unit design and the building facades follow the tenets of situated modernism; the façade treatment and landscaping of the courtyard update ideals of rustic simplicity long associated with the American residential suburbs. The total lack of applied ornamentation aligns the buildings with the doctrine of the Modern Movement and allows the simplicity of design to reign as the major visual element. Features such as window-walls, wide overhangs, a flat roof (figure 6), sensitive siting of buildings in the landscape allowing natural light to penetrate into all apartments, and a simple open through-unit plan, clearly identify Wheaton House as significant in the course of modern garden apartment history. Wheaton House's remarkable design unity remains unaltered after four decades. This complex was designed by the firm of Cohen, Haft & Associates and built in 1960. Thurman Donovan, a Gaithersburg area landscape architect, designed the courtyard as a "park enclosed by apartments."

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General Description:

Wheaton House, located in the community of Wheaton, in Montgomery County, Maryland, is situated off Georgia Avenue approximately three miles north of downtown Silver Spring, 1.2 miles north of the Capital Beltway. The parcel of land for this garden apartment complex, tucked off Georgia Avenue and Windam Lane, is just over three acres in area (a small plot of land for the purposes of an apartment complex). Apartments are accessible by way of Windam Lane or Georgia Avenue. The western portion of the lot is buffered from Georgia Avenue by trees; all other portions of the lot are open to the surrounding view. Windam Lane creates the southern border, and Amherst Avenue bounds the property on the East. Just across Amherst Avenue is Wheaton Square Apartments, also designed by Cohen and Haft, in 1967. The northern portion of the lot faces a commercial building, screened visually by a small row of tress. Single or double lanes of parking bound all sides of the complex for residents and visitors. The site is part of the 1959 *Zoning Plan for the Wheaton Business District and Vicinity*. It falls at the southern border of the district that followed the Georgia Avenue corridor and was designated as "R-20." This identifies the property as part of an important growth area for the city of Wheaton. In the city of Wheaton.

Wheaton House consists of three blocks built in a U-shaped plan creating an inner courtyard that can be enjoyed by every apartment (Plate 1). They are comprised of thirteen staggered modules, each including two apartments on each floor with the basement level containing storage and laundry facilities for all residents as well as one apartment unit. The apartments are accessed from recessed stairwells open to the elements (figure 3). The sixty-two apartments fall into four categories: two-bedroom apartments with a balcony (883.51 square feet); two-bedroom apartments with a terrace on the ground floor (955.48 square feet); three-bedroom apartments with a balcony (1073.5 square feet); and three-bedroom apartments with a terrace on the ground floor (1105.8 square feet). Height for each building varies from two to three stories, depending on the topography. Each unit is a through unit, facing both the courtyard and away from the complex. The impersonal long hall design was avoided by arranging attractive open entrances for each group of units. The parking lots are buffered from the street and living areas by a row of trees, further sheltering the complex from the outside world. Thurman Donovan, a Gaithersburg area landscape architect, designed the courtyard. Described as a "park enclosed by apartments," the site has a grove of mature locust trees to create privacy, and the use of wooden screens and pickets on balconies and wooden steps in the stairwells echoes the wooded site. The courtyard is made to feel larger than it is by the varying topography, which has the additional advantage of providing for a variety of

¹ "Zoning Plan for the Wheaton Business District and Vicinity." The Maryland National Capital Planning Commission, Montgomery County Regional Office, 1959. Wheaton, Sheet 1.

² Means, Mary, Wheaton House Property Manager. (Telephone Interview, April 14, 2003).

³ "Apartments Focus on Big Garden." Architectural Record 132 (Sept. 1962): 158-159.

⁴ "Thirteen Award Winning Apartments: Good Environment Starts With Good Planning." House & Home 22 (Jul. 1962): 143.

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intimate spaces. Small berms and hillocks give the courtyard visual interest. The balconies and terraces are set back at varying degrees from the courtyard creating strong corners and reinforcing the sense of privacy. To guarantee privacy on the Amherst Avenue side, where the parking lot comes directly up to the back of the building, six -foot tall wooden fences were built to buffer the back entrances from the nearby cars. These fences also shelter space to store bicycles, baby carriages, and other items that would detract from the neat appearance if left out in the open.⁵

The complex fits securely in the surrounding landscape, nestled away as an oasis from the activity of Georgia Avenue. The apartment buildings were soundly constructed on concrete slabs with solid masonry walls and simple brick facades accented with wooden elements and painted maroon siding. The three-story buildings are arranged as horizontal layers stacked upon each other. The large balconies create a strong lateral emphasis reinforced by the flat roofline. The brick facades vary in color, using alternating colors for brick walls. The variation of brick color helps to accent divisions created by the uneven rhythm of unit setbacks. It visually strengthens the notion of unit separation that is so favored in garden style apartments, as opposed to the longitudinal hallway distribution of larger and higher types of apartment buildings. Visual interest was created by the succession of setbacks from the courtyard and partitions between balconies or terraces. In the instances of two adjoining balconies, a wooden partition is created by vertical slats set at an angle that block one's view of the next apartment. Two types of balcony railings are used, each employing wood as the dominant material. One type uses vertical wooden slats or pickets; the other type uses wood-framed screens. The same type of screen is also used in the stairwells to create a railing (Figure 1). The wood itself was kept natural and allowed to weather. The use of both wood and brick on the facades creates a pleasing variation.

There are no long hallways as in typical mid-rise or high-rise apartments; the units are given a sense of individuality through walkup entries opening directly into apartment foyers. The entry stairs are sheltered yet open to the elements. The open riser stairs consist of oak steps bolted to metal supports (Figure 2). The double exposure of each unit affords views at both ends of the apartment and offers cross ventilation. The apartments were built with "individually controlled heat and air conditioning." Some of the double-loaded units are entered from the courtyard; others are entered from the rear, and still others on the ground level can be accessed from both sides. Most living and dining spaces are oriented towards the courtyard, with bedrooms on the opposite end and kitchens and baths in median position. The sixty-two apartments at Wheaton House have all either two or three bedrooms, each with a full kitchen, one to two bathrooms, a living/dining area and plenty of closet space (Plates 2, 3, 4). Floor to ceiling window-walls are used where the apartments front the courtyard through a balcony or terrace, opening up the living/dining space to the central landscaped courtyard and affording the more public portions of the units a view. These large windows yet again provide a strong connection between outdoors and indoors, reinforcing the park-like aspect of the courtyard. Most bedrooms, or

⁵ Davis, Jeff. "Garden Apartments in Silver Spring." Seminar Paper, School of Architecture, University of Maryland. (ARCH635-Prof. Gournay- Spring 2002), 37.

⁶ House & Home 22: 143.

^{7 &}quot;Wheaton House," The Washington Post (Mar. 21, 1961), B12.

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more private spaces of the apartments, face away from the central courtyard and have sliding horizontal sash windows a few feet tall. The ground floor of every building contains a two-bedroom apartment with a walk out patio, laundry facilities, as well as storage for the residents.

Facades:

Wheaton House apartment complex consists of three blocks, which will be labeled A, B, and C (Plate 1). Each block is made up of modules, and the modules are made up of individual apartments. Each block will be described individually starting with the western block facing Georgia Avenue. Each side of the residential complex will be treated as a single "façade" and described as such. The descriptions will begin with the western portion of the block and process counter clockwise.

Block A:

Though it is not clearly visible from Georgia Avenue, the west façade could be considered the main façade (Figure 3). Today it houses the rental office, which is presumably in the same position it held when Wheaton House was completed. There are six staggered modules that move successively eastward from the northernmost module. Each of the six modules has an entrance to the apartments within that module and these are the primary entrances for this block. The facades are clad in brick; the northern and southernmost modules are covered in red brick while the four modules in-between are clad in a buff brick. This side of the block maintains two stories throughout the façade. The northernmost module that houses the rental office in the ground floor has two projecting balconies that flank its entrance. The corresponding terraces below have low brick lattice walls that act as a barrier and enclose the outdoor space of the apartments. The balconies have wood-framed screens for railings and use vertical wooden slats to provide privacy. Window-walls containing sliding glass doors are used where there are balconies or terraces. Modules that do not have a balcony or terrace on this façade use two horizontal sash windows placed flush with each other and they correspond to two-bedroom apartments on the interior. Maroon painted siding connects the first and second story windows and creates a vertical element. The northern and southernmost modules each have an entrance flanked by balconies while the remaining entrances do not.

The small portion of this block that faces the south consists of the end wall of the final staggered module of apartments (Figure 4). It is clad in red brick and has five windows facing Windam Lane as well as a ground floor entrance. The ground floor space in this module is devoted to commercial enterprise. It currently houses both a dentist and doctors' offices. This is the only space in Wheaton House not used for apartments. There are two standard horizontal sash windows, one each on the second and third stories, and three smaller ones that correspond to the basement apartment. The flat roof of the buildings is the most visible from this façade. On the top floor apartment units Cohen and Haft employed a raised roof over the living and dining areas, which gives the roof a slight pitch. To maintain the appearance of a totally flat roof the brick of the end wall is raised on the opposite end of the building and it gives the look of a horizontal roof. This method is employed where

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each staggered module bumps out from the adjoining one. The balcony facing Georgia Avenue is visible from this façade. The use of vertical wooden slats keeps the space private and extends down to the ground floor terrace.

The courtyard façade of Block A does not need to hide from traffic noise from Georgia Avenue; it opens up to the communal space through its abundant use of balconies, terraces, and window-walls. The courtyard is lower in elevation and allows for three stories on the interior façade. To compensate for the height difference the ground slopes downward to the center of the courtyard. The brick pattern is the same as for the western façade, with red brick on both ends of the block and buff brick on the central modules. The balconies facing the courtyard are paired and are separated only by the vertical slats of wood (Figure 5). For the railings wooden pickets are used (rather than wood-framed screens on Georgia Avenue). Each staggered module has balconies facing the courtyard except for the northern and southern most modules, which only have windows corresponding to bedrooms. Once again window-walls are used in conjunction with balconies and terraces, and horizontal sash windows are used on either side of the balconies and terraces corresponding to the dining rooms on the interior.

The northernmost façade of Block A is very similar to the southern façade. It contains only two windows, one each for the second and third stories, it is clad in red brick, and it displays the raised brick end wall over the pitched flat roof. It also has nine metal (iron) stars along the raised brick wall where it meets the pitched roof on the other side. These are not employed anywhere else on the building and it is assumed that they were a later addition to the building.

Block B:

This building is very similar to its western counterpart, except for a few variations. The courtyard façade is two stories high, due to the rise in elevation from the center of the courtyard towards the east. To compensate for this difference in height, low-rise steps lead residents from the sidewalk to the module entrances. The courtyard façade reflects the five staggered modules and just as in Block A, the end modules are in red brick with the central modules in buff brick. The modules are set back from each other and they become progressively closer at the southern end toward Block A, serving to close off the end of the courtyard. Although there are only five modules (the northern module being twice as large as the other four) there are six entrances to the apartments, each serving as the primary access. Each entrance is flanked on either side by balconies and terraces. All entrances to these apartments are found on this façade. Unlike Block A, these balconies employ the wood-framed screen railing type (Figure 6). The terraces have brick lattice partition walls a few feet high separating the courtyard space from that of the apartments.

The southern facing façade of Block B is in red brick and it has two windows facing Windam Lane. The raised brick wall is visible as well as the balcony facing the courtyard.

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The eastern façade closes itself off from its surroundings. There are no balconies on this façade, and only five terraces for the basement apartments. The height reaches three stories on this façade. The terraces are sheltered from the parking lot that runs the length of the building by large shrubs and wooden fences. There are two different window treatments on this façade: the double window and single window. Where two windows are placed side by side they are surrounded by maroon painted siding, which runs from the top of the wall to the bottom, creating a vertical connection between floors. All other windows are spaced apart reflecting the layout of the apartments. Typically the two-bedroom apartments have windows placed side by side while the three-bedroom apartments have windows equally spaced with brick intervals along the façade.

The northern façade of the east building is in red brick and it has two windows facing the parking lot. The raised brick wall is visible as well as the balcony facing the courtyard.

Block C:

Block C consists of two modules and it runs perpendicular to the previous two blocks. The building serves as a terminus to the courtyard at its widest point. The western and eastern façades are each a blank brick wall. The brick on these two modules is buff in color.

The southern façade faces the courtyard and is three stories high. The western module is higher than the eastern module due to the rise in the courtyard towards the west. The balcony railings are in the picket style and are paired and separated by the vertical wooden slat screen. On either side of the double balconies are single windows corresponding to the location of dining rooms (Figure 7).

The north façade of this two-module building faces a parking lot and is therefore more private. This façade is two stories high and there are no balconies or terraces, only two entrances for the modules and pairs of windows that correspond to the bedrooms on the interior. The window groupings are accented with the maroon painted siding seen in the other blocks.

Courtyard/Landscaping:

Like in many modern residential complexes built in Maryland in the 1960s, the landscaping was entrusted to a skilled and experienced practitioner. Thurman Donovan, a local landscape architect, was called upon by Cohen and Haft to work on Wheaton House. Donovan created an inward looking design that focused all attention on the center courtyard. Minimal plantings were used on the periphery of the site, mainly to shield the complex from Georgia Avenue. The rustic wooden accents on the buildings are echoed in the courtyard by the selection of several types of trees and shrubbery. In 1962 *Architectural Record* described the courtyard as both a "big

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garden" and a "wooded grove." Donovan used existing locust trees as well as evergreens, an assortment of flowering trees, and small shrubs that helped to create soft barriers between the terraces and the central space. A small children's playground is currently in the center of the courtyard as well as several garbage receptacles that are covered in wooden slats to help them blend into the natural environment. Small permanent grills are also provided for the residents (Figure 8). The courtyard itself slopes down away from the buildings to the center of the space, where it flattens out for the playground and picnic tables. There is a slight slope from the northern to the southern end of the courtyard. There are several places where paved concrete steps lead from the building entrances down to the courtyard. A great deal of attention was paid to the grading of the site, in order to keep basement and terrace spaces dry and safe. There is a sidewalk that runs from north to south along block B providing access from the parking lots to the entrances of the apartments. Wooden railings along steps and sidewalks as well as wooden benches have been added (Figure 9).

⁸ Architectural Record 132: 159

		on House Apartments Property	Montgomery, Maryland MIHP # M: 31-27 County and State
8. 5	Stat	ement of Significance	
(Ma	rk "x	able National Register Criteria "in one or more boxes for the criteria qualifying the property for Register listing)	Area of Significance (Enter categories from instructions) Architecture
	Α	Property is associated with events that have made a significant contribution to the broad pattern of our history.	Landscape Architecture
	В	Property associated with the lives of persons significant in our past.	·
	С	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.	Period of Significance 1959-1960
	D	Property has yielded, or is likely to yield, information important in prehistory or history.	Significant Dates
0000000	1200.000	Considerations 'in all the boxes that apply)	1959-1960
Pro	pert	y is:	
	Α	owned by a religious institution or used for religious purposes.	Significant Person (Complete if Criterion B is marked above)
	В	removed from its original location.	
	С	a birthplace or grave.	Cultural Affiliation
	D	a cemetery.	
	E	a reconstructed building, object, or structure.	
	F	a commemorative property.	Architect/Builder Jack Cohen of Cohen & Haft Associates
\boxtimes	G	less than 50 years of age or achieved significance within the past 50 years.	Landscape Architect: Thurman D. Donovan
		ve Statement of Significance the significance of the property on one or more continuation sheets)	
9. N	Лајс	or Bibliographical References	
		graphy books, articles, and other sources used in preparing this form on on-	e or more continuation sheets)
		us documentation on files (NPS):	Primary location of additional data:
72		preliminary determination of individual listing (36 CFR 67) has been requested	☐ State Historic Preservation Office ☐ Other State agency
]]]]		previously listed in the National Register previously determined eligible by the National Register designated a National Historic Landmark recorded by Historic American Buildings Survey	☐ Federal agency ☐ Local government ☐ University ☐ Other
[#recorded by Historic American Engineering Record	Name of repository: University of Maryland, School of Architecture, Planning and Preservation

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Summary Statement of Significance:

Wheaton House clearly illustrates a new trend of suburban growth in the Maryland suburbs of the Nation's Capital. It is significant under Criterion C as an early example of Modernist low rise, multi-family, residential architecture in the area; its construction marks a turning point in the transformation of the Wheaton District and the Georgia Avenue corridor. Combining the talent and expertise of two key players in the history of the Modern Movement in Maryland, architect Jack Cohen and landscape architect Thurman Donovan, Wheaton House is a particularly successful illustration of the manner in which, during the 1960s, developers, architects, and landscape architects adapted and rejuvenated the tenets of "situated modernism" to the "vernacular" type of the garden apartment. The site strategy, block assembly, and apartment plans of Wheaton House provide a particularly coherent and successful response to its suburban location and to the desire to strike a balance between community and privacy. The façade treatment and landscaping of the courtyard update ideals of rustic simplicity long associated with the American residential suburbs. Wheaton House's remarkable design unity remains unaltered after four decades. As it provided a fresh perspective on garden apartment design, and achieved elegance at a reasonable cost, the project enjoyed more media attention and praise at both the local and national level than any other apartment of its type built in Maryland in the early 1960s. Consequently, it is deserving of designation under exceptional circumstances Criterion G, even though it is under 50 years old.

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Resource History and Historic Context:

Wheaton House is historically and socially significant because it both witnessed and fueled the growth of the Georgia Avenue Corridor. As the major north/south connector between the District of Columbia, Silver Spring, Wheaton, and Rockville since the 1930s, Georgia Avenue served as a growth corridor for residential and commercial activities. The opening of Wheaton Square in 1960 acted as a major catalyst for the third growth spurt encountered by Montgomery County.

Wheaton House was clearly an experiment in "vernacular" garden apartment design combined with a modernist aesthetic. Architect Jack Cohen and developer Maurice Lipnick worked together on the project, one that would come to be recognized for its planning and design by the American Institute of Architects (AIA) 9 and *House and Home* magazine along with *Life* magazine for the "Homes for Better Living" program (Honorable Mention Citation) 10 and the Potomac Valley Chapter, American Institute of Architects (First Award). 11 The through unit layout, amenities afforded each apartment, characteristically modern design and expertly landscaped courtyard helped to win Cohen many accolades. In the early 1960s Wheaton House was considered, at the regional and national level, a model among the more progressive designs for suburban garden apartment complexes.

Despite the relatively small scale of the site, Cohen and Lipnick were able to design a series of buildings that offered each apartment desirable views and privacy, while providing spacious dwelling units affordable to middle class tenants. Located within the growing community of Wheaton, Wheaton House helped alleviate the housing shortage fueled by the migration of middle-income families into the area. An advertisement in the *Washington Post* on March 21, 1961 boasts that 2-bedroom apartments rented for \$147.00 a month and 3-bedroom/2 bath apartments rented for \$182.00. 12

A major merit of Cohen's design relates to the way in which apartments are placed in relation to one another. The individual modules, though connected, are staggered to offer the residents a feeling of privacy. The site was designed to allow for maximum use by its residents. Cohen designed the entries to these through units in the manner of private homes by including flagstone landings and oak stair treads. The use of large windows as well as the visual connection between each apartment and the courtyard establishes a relationship between indoors and outdoors, which was much sought after at the time. The innovative through-unit design not only

⁹ "Wheaton House Wins Honor," The Washington Post (May 12, 1962), D1.

¹⁰ House & Home 22: 143.

^{11 &}quot;First Award, Wheaton House," Potomac Valley Architect (May 1962).

¹² "Wheaton House," Washington Post (March 21, 1961), B 12. A similar garden apartment complex by Cohen and Haft in Norfolk, VA from the early 1960s had apartments ranging in rent from \$99 for a one-bedroom apartment to \$152 for three bedrooms. The rents seem comparable, though the slight difference may be due to Wheaton House's proximity to Washington, DC. See "Today's Best in Apartment Design," House & Home 24 (Aug. 1963): 96.

¹³ The Washington Post (May 12, 1962), D1.

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maximized the penetration of light into each apartment, it also allowed each dwelling unit to have a view of the communal green space. The total lack of applied ornamentation aligns the buildings with the doctrine of the Modern Movement and allows the simplicity of design to reign as the major visual element. The apartments in Wheaton House provided privacy close to that achieved in more expensive townhouses. Cohen was able to manipulate the small lot and to maximize the privacy and comfort of every resident.

Wheaton House did not merely fill a quantitative demand for garden style apartments in the Maryland suburbs; it did so with a level of planning and design rarely evidenced in projects of its kind. Jack Cohen's use of the seemingly limited site produced an apartment complex that was modern in style and in outlook. The buildings themselves follow the tenets of "situated modernism." The character and materials relate to Jack Cohen's previous single-family home projects through the sensitive siting within the landscape, the use of large overhangs, and the combination of wood, brick, and glass. Two good examples are the residence for Mr. and Mrs. Alan Sahm on Crail Drive and the Tusculum Woods subdivision centered on Michaels Drive and Michaels Court in Bethesda by Cohen and Haft along with Thurman Donovan in 1960. Both display the use of wooden elements, window walls, and low-pitched roofs. 14

Cohen's designs also parallel those coming out of California around the same time period. They similarly focus on rustic wooden elements, window walls, wooded or landscaped sites, and low-lying apartment buildings with flat roofs. It was Cohen's use of both brick and wood that set his design apart from the other twelve recipients of the "Homes for Better Living" awards sponsored by the National American Institute of Architects and *Life* magazine in 1962. Eleven of the winning projects were located in California. 15

Tucked away off Georgia Avenue, Wheaton House has enjoyed continued success as a garden style apartment complex for the middle class. In the 1960s the location offered residents many nearby amenities such as the Wheaton Plaza shopping mall only two blocks away, which opened in February of 1960, ¹⁶ and an elementary school within walking distance. Wheaton Regional Park, which opened in 1959 and extended over the next decade, is also within close proximity. Originally Wheaton House was well served by bus routes; today it is within walking distance of the Wheaton METRO station. Cohen and Lipnick worked hard to devise assets that would compensate for the absence of amenities found in larger complexes, in particular a swimming pool.

¹⁴ John B. Willmann, "At Tusculum Woods A Contemporary With New Ideas," *The Washington Post* (Sep. 17 1960), C1.

A few of the other winners that reflect similar design elements were by architect Robert B. Wong, Belmont, CA; architects Terstrom & Skinner, landscape architect Robert Forrey, West Los Angeles, CA; architect John L. Field, Davis, CA; and architects Wurster, Bernardi & Emmons; DeMars & Reay; Edward L. Barns, with landscape architect Lawrence Halprin & Assoc., Sacramento, CA. See House & Home 22: 125-143. Lawrence Halprin also worked on the St. Francis Square apartments in San Francisco, CA, considered a model of garden apartments, by architects Marquis & Stoller. This community completed in 1964 bears resemblance to Wheaton House's plan and site strategy, is a tenant-owned cooperative and like Wheaton House, won many awards for its design excellence and planning. See Clare Cooper, "St. Francis Square: Attitude of its Residents," American Institute of Architects Journal (Dec. 1971). Both St. Francis Square and Wheaton House display a strong connection between the use of balconies and a well-designed landscape.

16 "First –Day Shoppers in New Wheaton Center," The Evening Star (Sat. 6, 1960), B-6.

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What sets Wheaton House apart from other local garden apartment complexes built during the same period is its architects' ability to overcome site limitations, its landscaped courtyard, and its through unit design. Although Cohen & Haft Associates designed many apartment complexes, townhouses, and single-family homes in the Washington, D.C. metropolitan area, Wheaton House stands out as a major achievement. The use of modern elements such as window-walls, combined with brick and wooden accents, large overhangs, a flat roof (figure 6), sensitive siting of buildings in the landscape allowing natural light to penetrate into all apartments, and a simple open through-unit plan, clearly identify Wheaton House as significant in the course of garden apartment history. With their Wheaton House project Cohen and Haft pioneered new ideas and set standards for garden apartment design in the Washington area. The forward looking design, and lasting success of the project clearly establishes Wheaton House's significance.

It is important to place Wheaton House first within the body of work produced by Cohen, Haft & Associates and second in the context of garden apartments in the United States.

The Firm of Cohen, Haft & Associates

In 1953 Jack Cohen and Leonard Haft formed a partnership and soon became well known for their residential work in the Washington Metropolitan area. Although its output was primarily residential (garden and high-rise apartments, as well as suburban single-family homes), the firm also received commissions for office buildings, religious structures, shopping centers, and schools. A brochure published in the 1970s credits the firm with 110 garden apartment complexes, 40 high rise complexes, 48 single family home subdivisions, 13 town home complexes, 12 custom designed homes, 6 schools, 11 office buildings, 7 shopping centers and 10 industrial buildings. Cohen, Haft & Associates were the most prolific firm in suburban Maryland. According to the *Washington Post*, by 1963 the firm could claim over 10,000 residential units to its credit, and ranked among the top 50 in the nation in gross volume of buildings. The firm had a strong presence in the Washington metropolitan area and they became known for their ability to create buildings that were contemporary in design, clearly articulated, and well integrated into their surroundings. The firm was efficiently run and kept projects within budget.

Jack C. Cohen (born Washington, DC, 1924) launched his practice in 1953. The firm was renamed Cohen, Haft & Associates in 1960 when Leonard Haft (born Baltimore, MD, 1926, died Washington, DC, 1989) became a partner. Jack Cohen received a Bachelor of Architectural Engineering degree from Catholic University in 1949. As a student he was greatly influenced by his critic Joseph Miller.²¹ The school was not averse to modernism and this allowed Cohen to experiment with new ideas. After graduation he worked in the office of Ronald

¹⁷ Davis, 35, 39.

¹⁸ John B. Willmann, "Cohen and Haft are Coaches: Architects Use Team Approach," The Washington Post (Feb. 2, 1963), D1.

¹⁹ Cohen, Haft & Associates, Architects and Planners, Office Brochure, c. 1975.

²⁰ Willmann (1963), D1.

²¹ Joseph Miller designed several modern house plans for local builders including the much heralded Rosemary Hill Subdivision.

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Senseman, also a graduate of Catholic University, from 1949 to 1952. Cohen wanted to act as both a builder and an architect but knew he would meet stiff competition in this field and soon abandoned the idea. Throughout his professional life, Jack Cohen has been active in civic affairs. He is a registered architect in ten states, including Maryland and Virginia, as well as in Washington, DC. He is a member of the Historic Annapolis Preservation Foundation, Sigma Xi honorary fraternity, and a corporate member of the Potomac Valley Chapter of the AIA. Cohen served as president of the chapter in 1961-1962, and as chairman of the National AIA Housing Committee for two years. Due to the sheer number of projects Jack Cohen has been involved with over his more than fifty years of practice, *The Washington Post* nicknamed him "the architect of suburbia."

Leonard Haft received his Bachelor of Architecture degree from Catholic University. Upon graduation in 1949, he worked with the D.C. firm of Chatelain, Gauger, and Nolan for three years. Haft joined Cohen in 1953, beginning their long reign as a successful design team. He left the firm in 1983. Allen Emmons also received his Bachelor of Architecture degree from Catholic University in 1955 and was responsible for much of the non-residential design work in the firm. He worked with Cohen & Haft for many years and in 2003 he was still with the firm, renamed Torti Gallas and Partners.

The firm received several national and local awards for their work. Some of the award-winning projects include Mickelson's Restaurant, Washington, D.C. (Honorable Mention- Potomac Valley Chapter-AIA 1958); a house for Dr. David Eden in Bethesda (Award of Merit, Potomac Valley Architect 1960); Munson Hills Towers in Fairfax County, VA, on which Thurman Donovan served as landscape architect, praised in the *Architectural Record* for its "deft handling of concrete and brick;" and Tusculum Woods, awarded the Lawrence A. Funt cup by the Bethesda Chamber of Commerce for site planning and plant selection. After Wheaton House, Cohen, Haft & Associates continued to design garden apartment complexes and residential communities. Following their success with the "Homes for Better Living" competition in 1962, the next year Cohen, Haft & Associates were awarded a Merit Award in the same competition for one of their garden apartments in Norfolk, VA. This complex, though not as refined as Wheaton House, is also notable for its use of brick and wood. Among their garden apartments which received notice are the 365 unit Cheverly Terrace Apartments on Landover Road in Prince George's County, completed in 1962, and the Springhill Lake Clusters built in Greenbelt, MD in 1963 with over 5000 units, which offered "a village atmosphere at sixteen families per acre," including recreational centers and a school within the community. Sumner Village (1971) in Bethesda, MD has been studied by James Goode in his landmark study of Washington apartment buildings in the book *Best*

²² David R. Boldt, "He is Not Proud: The Architect of Suburbia," The Washington Post (Dec. 11, 1972), A1.

²³ "Deft Handling of Concrete and Brick," Architectural Record 137 (Apr. 1965): 214.

²⁴ "NIH office Wins Award in Bethesda," The Washington Post (Jan. 6, 1962), B2.

²⁵ "Today's best in apartment design," House & Home 24 (Aug. 1963): 96.

²⁶ "Split-entry planning converts a four-story building into a 1 ½ -flight walk up," House & Home 23 (Feb. 1963): 95.

²⁷ John B. Willmann, "Springhill Lake Houses 10,000 Within 5 Years," The Washington Post (Jun 24, 1967), E1.

[&]quot;This Community will offer a village atmosphere at 16 families per acre," House & Home 21 (Apr. 1962): 154.

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Addresses. In each of these later projects, Cohen and Haft reused ideas they experimented with at Wheaton House, such as the staggered modular construction, flat roofs, and park like setting. Notable high-rise apartment complexes by Cohen and Haft are located on Battery Lane in Bethesda, MD (1962) and in Seven Corners in northern Virginia. The Potowmak Preserve subdivision for Croyden, Irwin and Company, in Potomac, MD won an award from the Bethesda-Chevy Chase Chamber of Commerce in 1970; its single-family houses also combine brick and wood.

Cohen, Haft & Associates also won accolades for their non-residential work. Their Silver Spring office, designed in the early 1960s, housed their own offices as well as those of a pediatrician; it received an award from the Metropolitan Washington Board of Trade. Thurman Donovan also landscaped this office building. The building has since been greatly altered. Designed by Emmons, the Instructional Units at Paint Branch Unitarian Church in Adelphi, built in 1963-64, received an Award of Merit from the Potomac Valley Chapter-AIA. Its classrooms and meeting rooms adopted a circular shape. In December of 2003 the buildings were severely damaged by fire.

In the early 1970s the firm became CHHKK (Cohen, Haft, Holtz, Kerxton, and Karabekir), with seven associates. ²⁹ In the late 1990s the firm was renamed CHK Architects and Planners, Inc. In the over fifty years that the firm has been in existence, its architects have designed more than 300,000 residential units in the Washington Metropolitan area. In the most recent years the firm has changed yet again, renamed by its current president, John Torti, to Torti Gallas and Partners. Currently the firm advocates New Urbanism and builds neotraditional neighborhoods including several HOPE VI communities. ³⁰ Torti Gallas continues a long tradition by winning many awards for excellence in urban housing in the Washington metropolitan area, as well as across the United States and overseas.

Thurman D. Donovan, Landscape Architect

A large part of the design significance of Wheaton House as a garden apartment complex can be attributed to the landscaping. Landscape architect Thurman Donovan established a long-term professional relationship with Cohen and Haft. This collaboration was eased by the proximity of the two firms' offices. Over the years they worked on several award winning residential projects together in the Washington metropolitan area: the Springhill Lake clusters in Greenbelt, MD, an award-winning complex in Norfolk, VA, single family homes in Springbrook, Montgomery County, MD, 31 and Munson Hill Towers in Fairfax County, VA, to name a few. 32

²⁸ "The Office of Cohen, Haft & Associates," Potomac Valley Architect (Sep. 1961), no page.

²⁹ Cohen, Haft and Associates, Architects and Planners, Office Brochure, no date.

^{30 &}quot;History," Torti Gallas and Partners home page. (accessed 3.19.03), http://www.tortigallaschk.com/index.asp

^{31 &}quot;Large Lots Featured at Huntington," Washington Post (Oct. 13, 1962), D4.

³² Architectural Record 137: 214.

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Landscape architect Thurman D. Donovan was born in 1924 and died in 1984. He spent almost all of his adult life in Maryland, living in both Silver Spring and Boonsboro. He received his Bachelor of Science degree in Horticulture from the University of Maryland in College Park and his Masters of Landscape Architecture degree from the University of Illinois. After fighting in Belgium during World War II, Donovan worked as a landscape architect in the office of Sandy Sanders. He established his own practice in 1959. In 1977 the firm was renamed Donovan, Feola, Balderson & Associates and still exists with offices in Montgomery Village.

Thurman Donovan worked on the Evergreen Garden Apartments, Hyattsville, MD; Pooks Hill Apartments, Bethesda, MD; as well as larger projects such as Rosmoor Leisure World; Sumner Village; Crystal City; Montgomery Village; and the Van Ness Center. He also fashioned the grounds of Rockville's Green Acres Nursery and Elementary School. Donovan worked with the noted builder/architect team formed by Edmund Bennett and Keyes, Lethbridge, & Condon on the landscaping of model homes at Carderock Springs in Bethesda (1962-1967). Donovan also specialized in golf course design, which he studied in Scotland: in Maryland he designed Red Gate in Rockville, Enterprise in Prince George's county, and the Washington National golf course. Donovan believed the proper grading of a site was very important. His expertise and special interest in this area is evidenced in the central green space of Wheaton House.

Donovan and his firm received several awards though they did not believe in going after praise. The American Association of Nurseryman awarded Donovan its "Plant America Award" in 1960, its "Industrial Landscaping Award" in 1966, and its "Commercial Landscaping Award" in 1967. In 1964 the Federal Housing Administration Merit award for Residential Design was given to Donovan for his work on Georgetown South in Washington, D.C. 33

Calvin Cafritz and the Cafritz Company:

The Cafritz Company, Real Estate Services are currently listed as the managers of Wheaton House. Calvin Cafritz along with Maurice Lipnick owned and managed Wheaton House when it was first built. Calvin was the son of Morris Cafritz, a major figure in the Washington, D.C. business and social scene, and founder of the real estate and management company that bears his name. In 1930 the *Evening Star* cited eight men as the most prominent apartment house developers in Washington, DC, and he was one of them. Morris Cafritz was a developer who joined forces with Gustave Ring on several projects in the Washington area and he became well known for several Art Deco apartment houses in Washington. The Cafritz Company developed the Greenwich Forest subdivision in Bethesda, MD, 1933, building a "demonstration home" that was featured in Life Magazine's campaign to increase home ownership. By 1939 the Cafritz company could claim over 5,000 homes, as well as more than 100 apartment complexes. In 1947 Cafritz was cited as the largest builder of

³³ Andy Balderson, Personal Interview (25 June 2003).

³⁴ Goode, James, M, Best Addresses A Century of Washington's Distinguished Apartment Houses. (Washington: Smithsonian Institution Press, 1988), 179.

^{35 &}quot;Man of Vision Chosen to Construct Life Model House in Nearby Maryland," The Washington Post (Feb. 26, 1939), L4.

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houses carrying the "Lifetime Homes" label in the metropolitan area for over 25 years.³⁶ Calvin Cafritz started working with his father's company as a summer job when he was sixteen years old.³⁷ He graduated from Washington & Lee University in 1952, served three years in the Army, and then attended the University of Miami.³⁸ Started by his father and then run by his three sons, Calvin, Carter, and Conrad, the Cafritz Company became one of the largest real estate corporations in Washington and is still in existence.³⁹

Maurice Lipnick

Maurice Lipnick is still listed as the owner of Wheaton House. He graduated from Pennsylvania State College in 1940 with a Bachelor of Science degree in Engineering and subsequently with a Master of Arts degree in the same field. Lipnick was active in the Suburban Maryland Builders Association; for instance, in 1961, he served on the committee for the "Man of the Year Award" granted by this group. The Lipnick Construction Company, like the Cafritz Company, had projects all over the metropolitan area. These include subdivisions of single-family homes in North Chevy Chase, Greenwich Forest, and a group of homes near Four Corners, MD. Both Lipnick Construction, Inc., and the Lipnick Construction Company are still active in the Washington area.

History of Garden Apartments in the United States

Scholarship on garden apartments is limited and their origins have not been entirely clearly established. The concept of the garden apartment in great part stems from ideals established around 1900 by the English reformer Ebenezer Howard, who proposed self-supporting "garden cities" that combined the benefits of both city and country.⁴³

Garden apartments gave residents the ability to live in urban environments while enjoying the green space so favored in rural areas. They combined the convenience of city life and the peace of the countryside. The garden apartment brings a combination of pragmatism and idealism to multi-family housing. The lower costs of apartments compared to single-family homes appeals to many families, as does the ability to remain close to nature while living in an urban area. Built on relatively inexpensive vacant lots, garden apartments could be offered at reasonable rents. Their affordability was attractive to young families and older couples alike. Those who could not afford to own a house could still enjoy amenities associated with home ownership such as

^{36 &}quot;Cafritz," The Washington Post (Nov. 2, 1947), R9.

³⁷ William H. Jones, "Cafritz Quits Real Estate Firm: Differences with Mother Hinted," The Washington Post (Dec. 21, 1971), E6.

^{38 &}quot;Wedding: Enid Sanford-Calvin Cafritz," The Washington Post (Jan. 1, 1958), B3.

³⁹ Jones, "Cafritz Quits Real Estate Firm," E6.

^{40 &}quot;Lipnicks Entertained at Woodmont Club," The Washington Post (Apr. 29, 1946), 10.

^{41 &}quot;The State of Real Estate," The Washington Post (Sept. 23, 1961), B10.

⁴² Paul Herron, "Area Display by National Home Week," *The Washington Post* (Sep. 21, 1957), C1.

⁴³ Howard, Ebenezer, Garden Cities of Tomorrow (London, 1902).

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greenery and low density. Garden apartments offered an escape from the congested inner-city districts and their ample provision of light and air made them a pleasant place to live.

In places where land values made it difficult to build reasonably priced single-family homes, builders turned to low-rise apartment houses as a solution. Garden apartments differed from high-rise and city apartment complexes in that they were generally set back from the street and allotted more of the site to open space. Some garden apartments offered green space in the center of the complex through the use of a large interior court, while others used the set back from the street to create front lawns. The garden apartment can be defined as "a group of three or more two- or three-story buildings without lobbies or elevators, arranged together in a landscaped setting." Changes in technology, floor plans, site planning, and zoning led to this new way of designing apartments. Samuel Paul's book, *Apartments: Their Design and Development*, mentions common characteristics of the garden apartment complex: "a height of two or three stories which results in a low, horizontal project; low density and coverage, which imparts a suburban ambiance; many entrances, each with the scale and privacy of the single-family residence; details that relate to the single-family residence; parking which is usually dispersed around the project; the type of construction that is often less costly than that of taller buildings."

According to Richard Plunz, Edward A. MacDougal, designed the earliest garden apartments in the United States in Queens, NY. In 1909, he founded the Queensboro Corporation in Queens, NY. At Jackson Heights, he acquired 325-acres of farmland to build the largest complex of apartments at the time. The buildings were to be surrounded by grassy areas and to have garden courtyards. To adhere to Howard's ideal combination of city and country, MacDougal attempted to include as much green space as profitably possible, by building on only 40% of the site. In 1925 Jackson Heights boasted that it was the largest "community of cooperatively owned garden apartment homes under single management in the world." The Queensboro Corporation claimed to be the first to use the term "garden apartment" with its Greystone project, also in Jackson Heights, completed in 1918 and designed by George H. Wells. As a garden apartment, it was "quite primitive, enclosing the street rather than the block interior, with most rooms oriented toward the street and minimal development of any rear 'garden space."

A change of attitude on the part of developers helped popularize the garden apartment concept. Initially developers thought that aiming toward maximum lot coverage and density would increase profitability. However, arguments for the reduction of land coverage included social and moral betterment, as well as

⁴⁴ Goode, James, M, Best Addresses: A Century of Washington's Distinguished Apartment Houses (Washington: Smithsonian Institution Press, 1988), 183.

⁴⁵ Ibid. 184.

⁴⁶ Samuel Paul, Apartments: Their Design and Development, (Reinhold Book Corporation. New York: 1967), 109.

⁴⁷ Plunz, Richard, A History of Housing in New York City: Dwelling Type and Social Change in the American Metropolis (New York: Columbia University Press, 1990), 130.

⁴⁸ *Ibid*, 131. ⁴⁹ *Ibid*, 139

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improved hygiene. Developers realized that a middle ground should be met in which plenty of open space was provided for the welfare of the residents while achieving enough density to be profitable. As it became apparent that land in the outer boroughs was cheap, developers realized that reduced coverage on low-cost land could in fact reduce construction costs enough to raise profits.⁵⁰

Key contributors to the modern garden apartment idea were New York architects Clarence Stein and Henry Wright. Located in Queens, Sunnyside Gardens was built between 1924 and 1928 and contained 1,202 units, in townhouses and apartments. Stein, and Wright, in cooperation with their colleague Frederick Ackerman, designed these units for moderate incomes. The complex incorporated elements such as grassy, open courtyards, varied building height and massing, clustered building patterns, standardized floor plans, and offstreet parking. Sunnyside Gardens set the pattern for early garden style apartments in America. Sunnyside Gardens was quite large and many of the garden apartments built in the following years were on a smaller scale, though still encompassing the same goals for multi-family living. ⁵¹

One of the best examples of a garden courtyard can be found at Phipps Garden Apartments designed by Clarence Stein and sponsored by the Phipps Fund. This complex, completed in 1929, located next to Sunnyside Gardens, was designed to accommodate middle-income families.⁵² It combined walk-ups with elevator sections and incorporated balconies or open porches for some apartments, an element that would become integral to later garden apartment designs.

Washington D.C. and its suburbs present a very complete panoply of garden apartments. Appearing in and around the District of Columbia in the 1920s and its immediate suburbs by the 1930s, the garden apartment did not become a staple in the D.C. housing market until after the Great Depression. Between 1935 and 1942 Washington and the surrounding suburbs experienced a significant surge in garden apartments. Over three hundred complexes were built, creating one of the largest and most important groups of garden style apartments in the United States. The garden apartment was considered a practical alternative for the middle class. A major benchmark was the construction of the Colonial Village complex in 1935 in Arlington, VA. Colonial Village was the first multi-family housing complex in the country to be insured by the Federal Housing Administration. The local and national publicity given to Colonial Village made it a model for other projects across the country and it was listed on the National Register in 1980. The second FHA insured garden apartment complex was Falkland Apartments in downtown Silver Spring, which opened in 1936 and launched the vogue for garden apartments in Montgomery County. Designed by architect Louis Justement, they are considered by James M. Goode to be "Maryland's best landscaped and most innovative garden apartment complex." The natural features of the landscape were preserved, though no balconies were used and the windows were small.

⁵⁰ Ibid, 135.

⁵¹ Ibid, 170-173.

⁵² Ibid, 160.

⁵³ Goode, 184.

⁵⁴ Goode, 325.

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The federal government built Greenbelt, Washington's first garden city, around the same time Colonial Village and the Falkland Apartments were constructed. ⁵⁵ Greenbelt's garden apartments were much more innovative in design, with their flat roofs, stair hall glazed with glass blocks, large corner windows, and balconies.

Garden apartments seemed an obvious solution to the increased demographic growth of the suburbs. The Ring Construction Company of Washington, D.C. set out to create principles for their construction. In addition to Colonial Village, it built the Westchester (Washington, D.C., 1931), 2929 Connecticut Avenue, N.W. (Washington, D.C., 1936), the Marlyn (Washington, D.C., 1938), and the Carlyn (now the Gateway Georgetown, Washington, D.C., 1941). In 1948 the Ring Company produced a list, stating that every complex should have: "plenty of open space, privacy and quiet for the individual family, adequate and convenient openair parking for automobiles, and convenient community shopping and recreational facilities." Each of these elements is provided for in Wheaton House.

In the United States single-family homes accounted for at least 77% of the total housing starts in the 1940s and 1950s. In 1960, there was a decisive shift in housing trends in favor of apartments and away from single-family homes. When Wheaton House was in the planning stage, the Washington, D.C., metropolitan area saw a major influx of garden apartments.⁵⁸ A report by the Suburban Maryland Builder's Association projected that out of 16,000 units that its members scheduled to erect in 1962, half would be in multi-family housing projects.⁵⁹ Several factors have affected the migration of apartment dwellers farther and farther away from city limits. Rising incomes increased mobility. Larger portions of the younger population and the elderly selected to live in apartments, seeing them as an affordable alternative to buying homes.⁶⁰ The proximity to schools, work, shopping, suburban employment, and transportation made moving to the suburbs attractive and economical. Places such as Wheaton House both helped to generate this trend and sustained it. A 1968 study conducted in the D.C. region found that smaller apartment developments tended to cluster close to shopping or employment.⁶¹ Wheaton House was built less than a mile from Wheaton Plaza Shopping Center and

⁵⁵ Goode, 325.

⁵⁶ Ibid.

⁵⁷ Davis, 34.

⁵⁸ Neutze, Max, *The Suburban Apartment Boom*, (Washington: Resources for the Future, 1968), 8.

⁵⁹ "Higher-Priced Home, More Apartments Seen," The Washington Post (Jan. 13, 1962), D1.

⁶⁰ Neutze, 21-36.

⁶¹ Neutze, 5.

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approximately two miles from the Wheaton Metro station (opened in the 1970s), which could connect residents to opportunities all over the metropolitan area.

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Name of Property	Montgomery County, Maryland MIHP # M: 31-27 County and State
10. Geographical Data	
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street & number School of Architecture, University of Maryl city or town College Park state Additional Documentation Submit the following items with the completed form: Continuation Sheets Maps	Maryland telephone 301-405-6284 Maryland zip code 20742 ty's location.
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properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et. seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

National Register of Historic Places Continuation Sheet

MIHP # M: 31-27

Name of Property

Wheaton House Apartments

Montgomery, Maryland

County and State

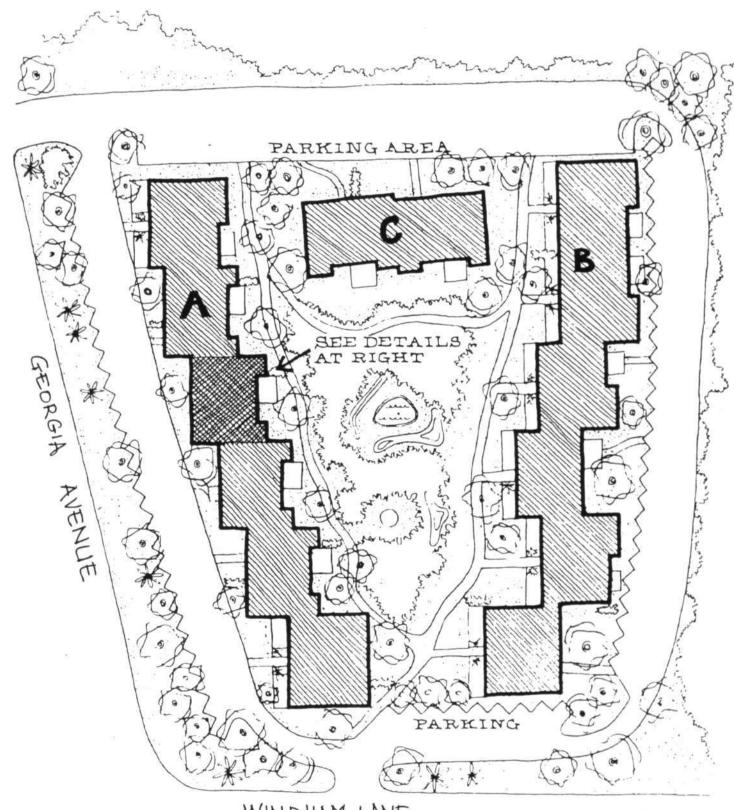
Section 10 Page 1

Verbal Boundary Description:

The boundary for the property is the identical to that as defined on the tax map and parcel.

Boundary Justification:

The boundary defines the historical property as well as the present day site.



WINDHAM LANE

Plate 1 M:3|-27
Wheaton House
Site Map Showing blocks
Source: House and Home (1962), 143.

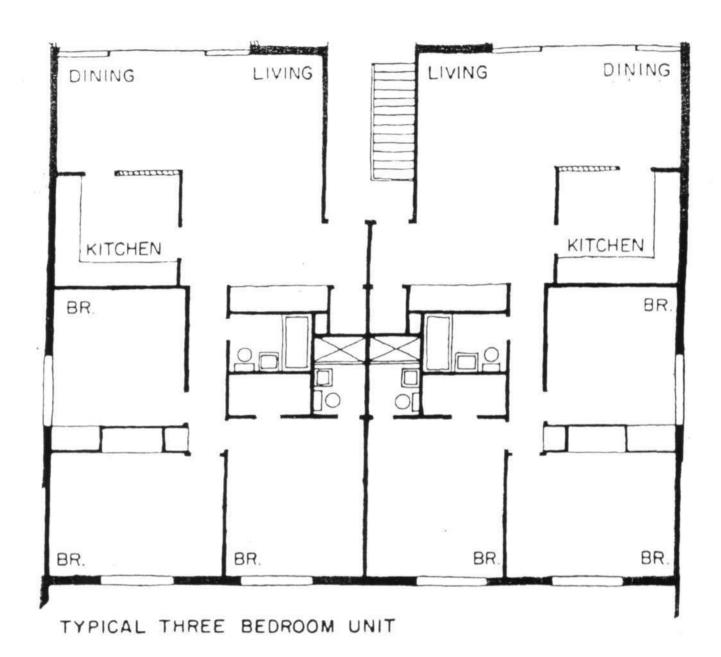


Plate 2 M:31-27 Wheaton House Typical Three Bedroom Unit Source: Architectural Record (1962), 158.

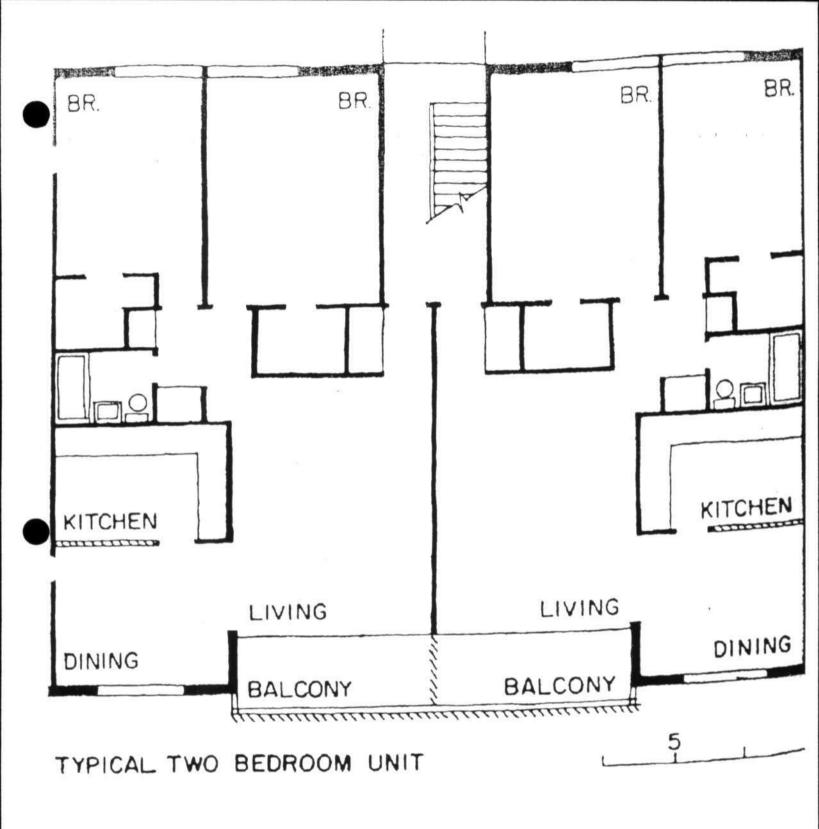


Plate 3
Wheaton House
Typical Two Bedroom Unit
Source: House and Home (September 1962), 158.

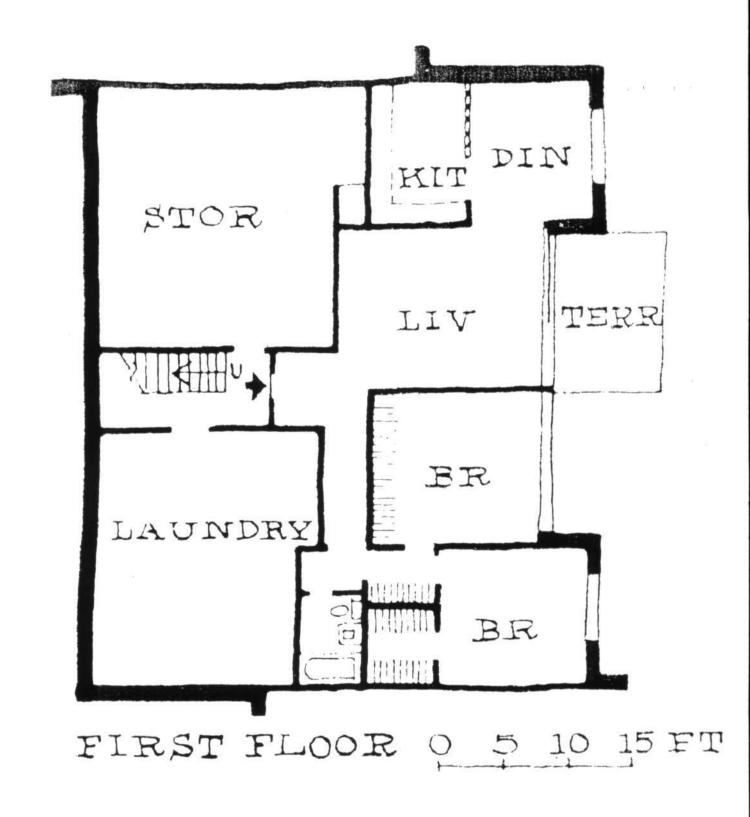
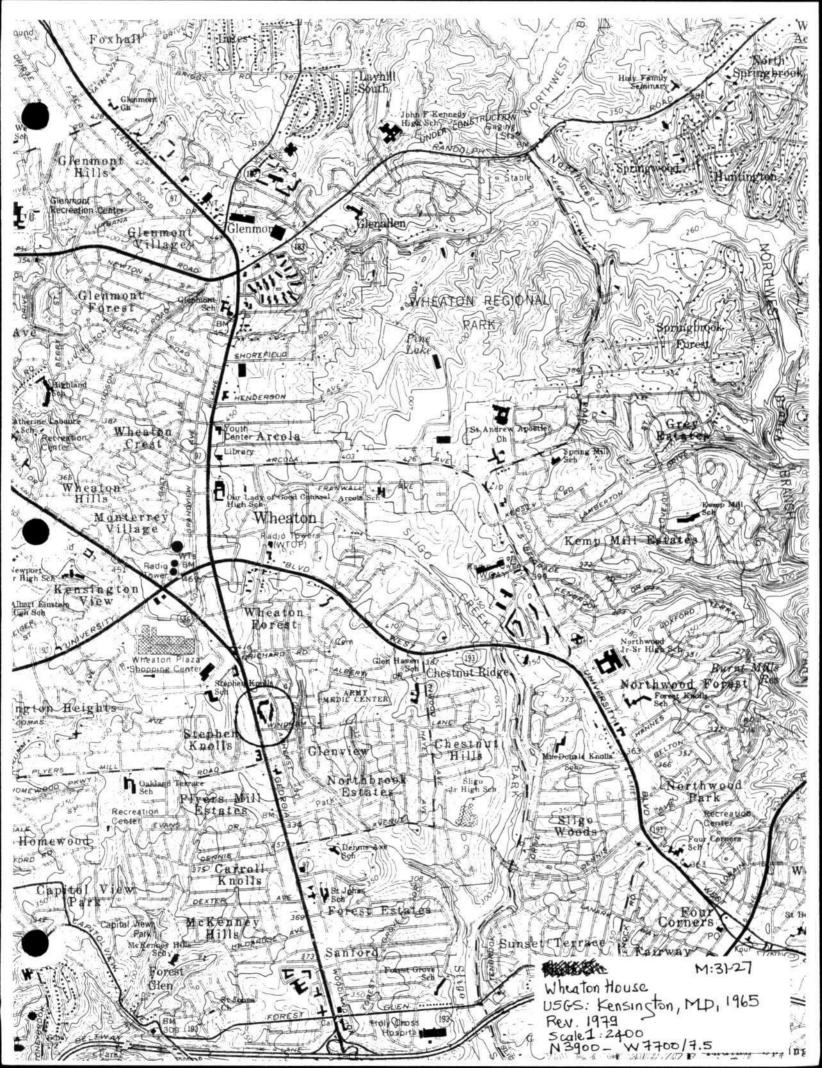


Plate 4 M:31-27
Wheaton House
First Floor Two Bedroom unit with
laundry room and storage configuration
Source: House and Home (July 1962),
143.





Wheaton House Apart ments M:31-27 10,829 Georgia Ave Wheaton House, MD 20902 Montgomery County, MD #33 N1 0ANX0N0 NNN- 3 4137 Hizabeth Creveling March 7003 (No. 2A) Maryland Historic Trust Block A, West Facade, northern most module



Uneaton House Apartments
10829 Georgia Avenue
Wheaton, MD 20902
Montgomery County, MD

March 2003

maryland Historic Trust

open-air Stair system

#2



Wheaton House Apartments 10829 Georgia Avenue Wheaton, MD 20902 Montgomery County, MD Elizabeth Creveling march 2003 maryland Historic Trust Block A West Facade

#3



Wheaton House Apartments
10829 Georgia Avenue
Wheaton, MD 20902
montgomeny County, MD

Elizabeth Creveling March 2003

Maryland Historic Trust

Block A, Southern Facade



Wheaton House Apartments M3121 10829 Georgias Nanue DANADHO NHH 0 7464 Wheaton, MD 20902 Montgomeny Country, MD Elizabeth creveling 320 March 2003 Maryland Historic Trust Southernmost East/Court yard facade, buff-brick module

#5



Wheaton, MB2 NG GANAGNO NIN 0 7464
Montgomery County, MD

Elizabeth Creveling

319

Maryland Historic Trust

Block B, West courtyard Facade, northern most module



Wheaton House Apartments 10829 Georgia Avenue Wheaton, MD 20902 Montgomery County, MD

Elizabeth Creveling March 2003

Maryland Historic Trust

Block C South Facade

M:31-21

276

+7



Wheaton House Apartments
10829 Georgia Avenue
Wheaton, MD 20902
Montgomeny County, MD

M:31-27

Hizabeth Creveling

273

maryland Historic Trust

Block A East/Courtyard Facade

#B



Wheaton House Apartments 10829 Georgia Avenue Wheaton, MD 20902 Montgomery County, MD Elizabeth Creveling march 2003 Maryland Historic Trust Courtyard Facing north

M:31-27